



CURRENTLY ADOPTED BUILDING CODES

Revised 10/2012

As mandated by the Oregon Revised Statute (ORS) Chapter 455, a uniform set of building codes must be adopted by all jurisdictions within the State of Oregon. The City of Beaverton adopts the State of Oregon Building Codes in accordance with those rules without local amendments. The current codes are listed as follows:

Building Codes

Oregon Structural Specialty Code: Based on the 2009 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon*.

Oregon Residential Specialty Code (applicable to all detached one-and two-family dwelling, apartment house and townhouses three stories or less above grade.): Based on the 2009 International Residential Code as published by the International Code Conference and amended by the State of Oregon*. (This code book contains all structural, fire and life safety and mechanical regulations. Plumbing and electrical regulations are found in the Plumbing and Electrical Codes).

Beaverton Design Specifics:

Seismic Category - D

Exposure Category - B

Lateral Bearing - 100 psf/f below natural grade*

Lateral Load - 45 psf/f of depth*

Frost Depth - 12 inches

Wind Design - 95 mph three second gust

Soil Type - ML (OSSC Table 1804.2)*

Assumed Soil Bearing - 1500 psf*

Ground Snow Load - 20 psf (no reductions allowed) Ground snow load for Drift- 10psf (no reductions allowed)

*Assumed values/loads unless a report from a design professional is submitted indicating different values/loads.

Fire Sprinkler Systems - 2010 edition of NFPA-13 Fire Alarm Systems – 2010 edition of NFPA-72

Mechanical Code

Oregon Mechanical Specialty Code: Based on the 2009 International Mechanical Code as published by the International Code Council and amended by the State of Oregon**

Plumbing Code

Oregon Plumbing Specialty Code: Based on the 2009 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon**

Beaverton Design Specifics:

Rainfall Design - 2 inches per hour

Electrical Code

Oregon Electrical Specialty Code: Based on the 2011 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon**

Fire Code

The 2009 International Fire Code as published by the International Code Council and amended by the State of Oregon Fire Marshal and Tualatin Valley Fire and Rescue.

**State of Oregon Amendment packages available through:

International Code Council Store - <http://www.iccsafe.org/>

CODE ADOPTION HISTORY

1&2 Family Dwelling Specialty Code

<u>Model Code</u>	<u>Adoption Date</u>
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* Prior editions where those provisions contained in the UBC, UMC, UPC, NEC.

1983 CABO	May 1, 1986	CABO – Council of American Building Officials
1989 CABO	April 1, 1990	
1992 CABO	May 1, 1993	
1992 CABO	April 1, 1995	
1995 CABO	April 1, 1996	
1998 IOTFDC	April 1, 2000	IOTFDC–International One and Two Family Dwelling Code
2000 IRC	April 1, 2003	

Residential Specialty Code (Replaces the 1&2 Family Dwelling Specialty Code)

<u>Model Code</u>	<u>Adoption Date</u>
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2003 IRC	April 1, 2005	IRC – International Residential Code
2006 IRC	April 1, 2008	
2009 IRC	July 1, 2011	

Structural Specialty Code

Model Code	Adoption Date
1973 UBC	July 1, 1974
1976 UBC	March 1, 1978
1979 UBC	July 1, 1980
1982 UBC	August 1, 1983
1985 UBC	July 1, 1986
1988 UBC	January 1, 1990
1991 UBC	January 1, 1993
1994 UBC	April 1, 1996
1997 UBC	October 1, 1998
2003 IBC	October 1, 2004
2006 IBC	April 1, 2007
2009 IBC	July 1, 2010*

UBC – Uniform Building Code

IBC International Building Code

* Including the 2010 Oregon Energy Efficiency Specialty Code

Mechanical Specialty Code

Model Code	Adoption Date
1973 UMC	July 1, 1994
1976 UMC	March 1, 1978
1979 UMC	July 1, 1980
1982 UMC	August 1, 1983
1985 UMC	May 1, 1986
1988 UMC	January 1, 1990
1991 UMC	January 1, 1993
1994 UMC	April 1, 1996
1998 IMC	October 1, 1999
2000 IMC	October 1, 2002
2003 IMC	October 1, 2004
2006 IMC	April 1, 2007
2009 IMC	July 1, 2010

UMC – Uniform Mechanical Code

IMC – International Mechanical Code

Plumbing Specialty Code

Model Code	Adoption Date
1973 UPC	July 1, 1974
1976 UPC	March 1, 1978
1979 UPC	July 1, 1981
1982 UPC	August 1, 1983

1985 UPC	January 1, 1987
1988 UPC	January 1, 1990
1991 UPC	February 1, 1992
1994 UPC	January 1, 1996
1997 UPC	April 1, 2000
2003 UPC	April 1, 2005
2006 UPC	April 1, 2008
2009 UPC	April 1, 2011

UPC – Uniform Plumbing Code

Electrical Specialty Code

Model Code	Adoption Date
1968 NEC	January 1, 1969
1971 NEC	May 1, 1972
1975 NEC	July 1, 1975
1978 NEC	January 1, 1978
1981 NEC	October 1, 1981
1984 NEC	July 1, 1984
1987 NEC	May 1, 1987
1990 NEC	July 1, 1990
1993 NEC	July 1, 1993
1996 NEC	October 1, 1996
1999 NEC	April 1, 2000
2002 NEC	October 1, 2002
2005 NEC	April 1, 2005
2008 NEC	April 1, 2008
2011 NEC	April 1, 2011

NEC – National Electrical Code

Fire Prevention Code

Model Code	Adoption Date
1973 UFC, 1976 UFC, 1979 UFC	
1982 UFC	
1985 UFC	
1988 UFC	June 3, 1991
1991 UFC	February 8, 1993
1994 UFC	January 7, 1997
1997 UFC	June 9, 1999
2003 IFC	January 10, 2005
2006 IFC	April 1, 2007
2009 IFC	July 1, 2010
UFC - Uniform Fire Code	
IFC - International Fire Code	